


Exhibit “A” **Town Center General Plan Amendment**

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Table 2-3 - Standards for Density and Development Intensity

General Plan Land Use Designations	Zoning Districts																
	R1-H	R1-6	R1-5	R1-4	R1-3	R1-2.5	R2	R3	CO	C1	C2	HS	TC	M1	M2	MP	A
HILLSIDE																	
Very Low Density	●																
Low Density	● ³																
Medium Density	● ³																
VALLEY FLOOR																	
S.F. ¹ Low Density		● ⁽⁵⁾															● ⁵
S.F. Moderate Density			● ⁽⁶⁾	● ⁽⁸⁾	● ⁽¹⁰⁾	○ ⁽¹⁵⁾											● ⁵
M.F. ² Medium Density							● ⁽¹¹⁾										● ⁵
M.F. High Density								● ⁽²⁰⁾ <40>									● ⁵
Mobil Home Park		● ⁽⁷⁾					● ⁽⁷⁾	● ⁽⁸⁾				● ⁴ (8)					● ⁵
Prof/Admin. Office									●								● ⁵
Retail Subcenter										●							● ⁵
General Commercial											●						● ⁵
Highway Service												●		●			● ⁵
Industrial Park																●	● ⁵
Manufacturing														●	●		● ⁵
Town Center													● 				

<40> Maximum number of dwelling units per gross acre when specific findings are made.

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Table 2-4 - Standards for Density and Development Intensity

Land Use Designation	Residential Density (units/ gross acre)	Maximum Permitted Floor-Area Ratio — FAR	Residential Population	
			Persons/ Housing Unit	Persons/ Acre
Commercial-Town Center	up to 40 n.a.	0.85	Varies ⁶ n.a.	Varies ⁶ n.a.

⁶ Depends on the density of housing provided.

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Town Center: This designation provides for a variety of commercial, ~~and civic and residential~~ uses appropriate to the Center's role as the functional and visual focus of Milpitas. The Town Center is a meeting place and a market place, the home of commercial and professional firms, an entertainment area and a place for restaurants and hotels. ~~Because of this unique and relatively intensive mix of activities, very high density residential developments (i.e., up to 40 units per acres) may be permitted within the Town Center because of the increased economic support the residents would offer to the commercial uses.~~

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Implementing Policy 2.a-I-27 Develop the Town Center as an architecturally distinctive ~~mixed-use~~ complex which will add to Milpitas' identity and image.